

To: Planning and Zoning Board of Appeals via Email

From: Rosemarie Boulanger, 10 Fairlawn Street

Date: 10/21/21

Re: Concerns Regarding Proposed Development at 244 Worcester St.

I would like to thank the Planning Board and Zoning Board of Appeals (ZBA) for their careful deliberation of the proposed development at 244 Worcester Street.

If this development is allowed, it will become disastrous to the abutting neighborhoods, and will irrevocably change the quality of life for the entire Town.

The traffic, noise, environmental, and lighting concerns were not addressed by the developer a month ago, and one month later, are still not addressed.

After two public hearings last month, my concerns for this development are exacerbated by the inattention of the developer to the concerns of the Planning Board, the Zoning Board of Appeals, and the community.

During the ZBA meeting last month Chair Brian Waller questioned whether or not the development could meet the definition of “in the public good” after listening to community input. The revised site renderings of October 17th submitted by the developer demonstrate a “tone-deafness” to the concerns of the Town and community.

To make matters worse, we had to read in the Grafton News that turning lanes are proposed for the warehouse. At no time was this raised at either meeting, and begs questions about where the land will be taken for these special turning lanes. The lack of transparency is a red flag regarding traffic, how the property will be marketed, the ultimate end user, environmental concerns, noise, pollution, and lighting, as well as the set aside from Worcester Street.

Is the developer prepared to make a cash offer to all Maplewood residents to make up the difference in an equity free-fall on their homes if the warehouse is ultimately a hulking 35’ to 40’ right on Worcester Street?

And, Is the developer prepared to put mitigation measures in place for the abutting neighborhoods which will see an increase in traffic by installing sidewalks and street lights?

Many questions remain on the viability of this development. I look forward to our discussion during the upcoming meetings.

Height Discrepancy between Warehouse and Abutting Single Family Homes

